

ADOPTED

## MEMORANDUM

MARCH 23, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR NEIGHBORHOOD  
PLANNING AND ZONING  
BRIAN BYRNES, NEIGHBORHOOD PLANNING AND ZONING  
KEVIN MORRISON, DEPUTY GENERAL COUNSEL

SUBJECT: APPROVAL OF THE USE OF A SITE LOCATED AT 650-652 EAST  
BROADWAY, SOUTH BOSTON AS A PUBLIC OFF-STREET PARKING  
FACILITY BY THE REAL PROPERTY BOARD AND DEPARTMENT

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SUMMARY: The Real Property Board requests: (1) approval under the Public Parking Facilities Act of the use of the site as a public off-street parking facility prior to taking the properties constituting the site by eminent domain, and (2) a recommendation to the Zoning Commission for the adoption of a Special Order allowing such use under the Boston Zoning Enabling Act.

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On March 13, 1989, Frank N. Jones, as Commissioner of the Real Property Department and Chairman of the Real Property Board, by letter with enclosures, requested approval and recommendation by the Authority that the use of a certain site, located at 650-652 East Broadway, South Boston, as hereinafter described, is needed for a public off-street parking facility to be constructed and operated under the jurisdiction of the Real Property Board in accordance with the Public Parking Facilities Act, the Acts of 1946, Chapter 474, Section 1(a), as amended ("Chapter 474, Section 1(a)"). The enclosures include, a Certificate of Vote with a proposed Plan of Taking, evidencing a vote of the Real Property Board on January 20, 1989; the transcript of a public hearing held by the Real Property Board on February 17, 1989; letters of support from the Boston Transportation Department and the South Boston Board of Trade; and a petition to the Boston Zoning Commission requesting a Special Order, as required by the Boston Zoning Enabling Act, the Acts of 1956, Chapter 665, Section 2, as amended ("Chapter 665, Section 2"). Copies of these documents are enclosed.

Chapter 474, Section 1(a), in relevant part with emphasis added, grants to the Real Property Board the following power:

"...to acquire by eminent domain under chapter seventy nine or chapter eighty A of the General Laws or by purchase, gift, devise or otherwise ...and to hold property, real or personal, or any interest therein...for the purposes of this act...; provided, further, that the board shall have no power



to acquire by eminent domain or by purchase any real estate other than that which the board, with the approval of the commissioner of traffic and parking of the city and the Boston Redevelopment Authority shall have determined should be devoted to the purposes of this act...."

The site which the Real Property Board proposes to acquire for the public off-street parking facility consists of two parcels of land containing approximately 5,000 gross square feet. A further description of the site is set forth in a vote, adopted by the Real Property Board on January 20, 1989, and the proposed Plan of Taking, copies of which are enclosed. Subject to final design, this facility will provide approximately 16 spaces to serve primarily the adjacent business district.

The Real Property Board has concluded that the creation of a public off-street parking facility on the site was needed based upon the response of community organizations and residents at a neighborhood meeting held in South Boston on January 25, 1989 and a formal public hearing held on February 17, 1989 at City Hall. A copy of the transcript of the public hearing is enclosed.

As required by Chapter 474, Section 1(a), Richard A. Dimino, the Commissioner of the Department of Transportation (formerly the Traffic and Parking Department) by letter dated February 2, 1989, determined that the site in question is needed for public off-street parking purposes in order to ensure the public's interest in adequate off-street parking and the free circulation of traffic. A copy of this letter is enclosed.

Based upon the documentation submitted by the Real Property Board, it is recommended that the Authority, acting as the City's Planning Board, approve the use of this site as a public off-street parking facility in accordance with Chapter 474, Section 1(a). An appropriate vote is set forth below.

On March 13, 1989, the Real Property Department filed a petition with the Zoning Commission, Special Order Application No. 14, in accordance with Chapter 665, Section 2, requesting a Special Order allowing the use of the site as a public off-street parking facility. A copy of the petition is also enclosed. The properties to be acquired for such facility as shown on the map attached to the petition are within H-1-50 and B-1 districts. Chapter 665, Section 2 requires a Special Order from the Zoning Commission for a municipal use in a zoning district in which residential uses are allowed. A recommendation by the Authority, again acting as the City's Planning Board, that the Zoning Commission approve Special Order Application No. 14 is proposed. An appropriate vote is set forth below.

Both of the following votes are necessary to enable the Real Property Board and Department respectively to acquire the indicated properties by eminent domain and to operate the proposed facility.



**VOTED:**

That in accordance with Chapter 474 of the Acts of 1946, as amended (the "Act"), and specifically Section 1, Clause (a) of the Act, as amended by Chapter 1195 of the Acts of 1973, the Boston Redevelopment Authority hereby approves the determination of the Real Property Board of the City of Boston (the "Real Property Board"), as evidenced by a vote adopted by said board on January 20, 1989 which is incorporated herein by reference (the "Vote"), that the following location in South Boston, City of Boston, is required as a public necessity and in the public's interest to be devoted to the purposes of the Act for use as a public off-street parking facility and that the Real Property Board intends to acquire or take by eminent domain the parcels constituting the location: certain parcels located at 650-652 East Broadway, South Boston, containing approximately 5,000 square feet, those parcels being identified on the City of Boston Assessor's Map of Ward 6 as Numbers 3245 and 3246, and as more fully described in said Vote; and

**FURTHER  
VOTED:**

That the Boston Redevelopment Authority hereby recommends that the Zoning Commission approve Special Order Application No. 14 ("Application No. 14") to allow a public off-street parking facility to be constructed and operated under the jurisdiction of the Real Property Department of the City of Boston on the land located at 650-652 East Broadway, South Boston, as more fully described in Application No. 14 and the map attached thereto. Such Special Order for a public off-street parking facility within districts in which residences are allowed is required by Section 2 of Chapter 665 of the Acts of 1956, as amended. This public off-street parking facility is to serve the needs of the South Boston business district, as well as local area residents.





BOSTON REDEVELOPMENT  
AUTHORITY

MAR 14 2 16 PM '89

March 13, 1989

**Raymond L. Flynn**  
Mayor

**City of Boston** Kane Simonian, Executive Director  
**Real Property** Boston Redevelopment Authority Board  
**Department** Boston City Hall, Room 910  
One City Hall Plaza  
Boston, Massachusetts 02201

Room 811

Boston City Hall

Boston, Massachusetts 02201

(617) 725-4105

**Frank N. Jones**  
Commissioner

**Marie A. Turley**  
Assistant Commissioner

Dear Mr. Simonian:

I am writing to the Boston Redevelopment Authority Board regarding the Real Property Board's determination made at its January 20, 1989 meeting that certain privately owned land located at 650-652 East Broadway, South Boston is needed for public off-street parking. A copy of the Real Property Board vote stating the Board's determination is attached for your reference.

In accordance with our controlling legislation, before the Real Property Board can take land by eminent domain or purchase same for public off-street parking purposes, the Boston Redevelopment Authority Board must determine that said land is required for off-street parking purposes. To assist you in your review of this issue, I am including a copy of the Real Property Board's proposed Plan of Taking as well as a transcript of the public testimony given at a public hearing held on Friday, February 17, 1989 at 9:00 a.m., in Room 801, Boston City Hall. Public testimony given at the hearing was decidedly in favor of a proposed taking in order to create a parking lot to serve the needs of the community which has long experienced a severe parking shortage.

Of the seven (7) members of the public registered in attendance at the February 17, 1989 public hearing, three (3) testimonies were offered and recorded. Of these, all three (3) testimonies favored the proposed Plan of Taking, and none were in opposition.



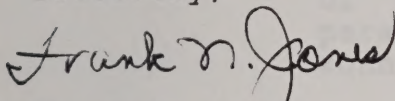
Page Two  
Kane Simonian  
March 13, 1989

In addition, the proposed plan has received letters of support from the Boston Transportation Department and the South Boston Board of Trade. Copies of these letters are attached for your information.

The Real Property Board is also filing a petition with the Zoning Commission for a Special Order Application allowing parking in a district in which dwelling units are allowed, in accordance with Chapter 665, Section 2 of the Boston Zoning Acts of 1956 as amended. A copy of this petition is attached. The creation of an off-street parking lot on East Broadway in South Boston responds to the requests of the community's civic and merchant organizations as well as the needs of neighboring residents. The lot will provide a solution to present and projected future parking shortages documented in a study of traffic and parking conditions in South Boston.

As Chairman of the Real Property Board, I respectfully request your consideration and approval of the Real Property Board's determination that public off-street parking is needed on East Broadway and your favorable recommendation to the Zoning Commission regarding the Real Property Board's petition for a Special Order Application. If you have any questions regarding this matter, please call me at my office at 725-4100.

Sincerely,



Frank N. Jones  
Commissioner  
Real Property Department

cc: Joseph J. Walsh, Vice Chairman  
Stephen Coyle, Director  
James K. Flaherty, Treasurer  
Michael F. Donlan, Vice Chairman on Subcommittee  
Clarence J. Jones, Assistant Treasurer  
Francis X. O'Brien, Member

FNJ/gml  
2269/8



CERTIFICATE OF VOTE

I, the Executive Secretary of the Real Property Board of the City of Boston, Massachusetts, hereby certify that at a meeting of the Board held on January 20, 1989, at 9:00 a.m., in Room 801, Boston City Hall, at which meeting all members of the Board were duly notified and at which a quorum was present, the vote specified below was unanimously passed, all of which appears upon the official records of the Board in my custody:

VOTED: That in accordance with Chapter 474, Section 1, Clause (a), of the Acts of 1946, the Real Property Board hereby votes its intent to take, by eminent domain, for off-street parking purposes, the following property in the South Boston section of the City of Boston:

650 - 652 East Broadway, shown on the City of Boston Assessor's Map as Parcels 3245 and 3246 in Ward 6 as bounded and described as follows:

Beginning at a point on the Northerly side of East Broadway, at the Southwesterly corner of the granted premises, thence running

|           |                                                                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NORTHERLY | bounded by land of the City of Boston, one hundred twenty-five (125) feet to the center of a twelve foot passageway which lies parallel to said Broadway; thence turning and running |
| EASTERLY  | by the center of said passageway and by the Southerly end of a passageway which leads northerly to East Third Street forty (40) feet; thence turning and running                     |
| SOUTHERLY | by land now or formerly of Whittaker, one hundred twenty-five (125) feet to East Broadway; thence turning and running                                                                |
| WESTERLY  | by East Broadway, forty (40) feet to the point of beginning. Containing 5,000 square feet of land or however otherwise bounded and described.                                        |

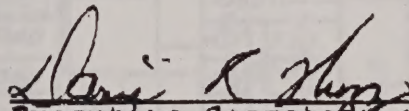
The property taken is subject to and with the benefit of rights in said twelve foot passageway in common with others entitled thereto.



Certificate of Vote  
Page Two

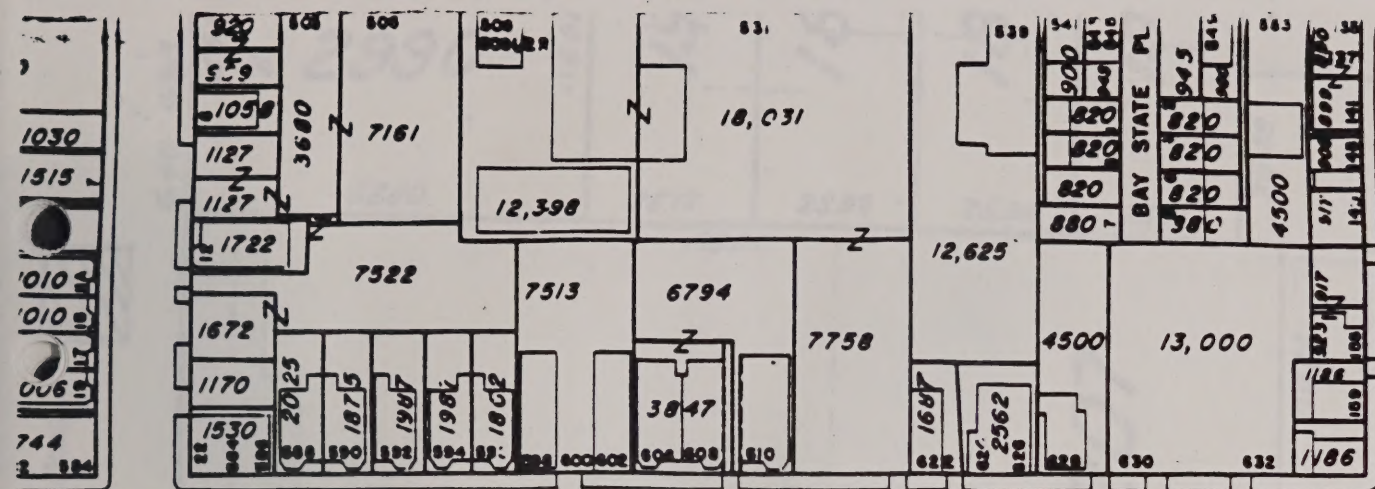
I further certify that the vote was passed at a meeting open to the public, that notice stating the place, date and time of the meeting was filed with the City Clerk, and a copy thereof posted in the office of the City Clerk or on the principal official bulletin board of the City at least 48 hours, including Saturdays, but not Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the vote was taken in executive session, and that the official record of the meeting was made available prior to the date hereof and remains available to the public, all in accordance with General Laws, Chapter 39, Section 23B, as amended, and that the vote has not been amended or revoked.

DATE: 1/10/29

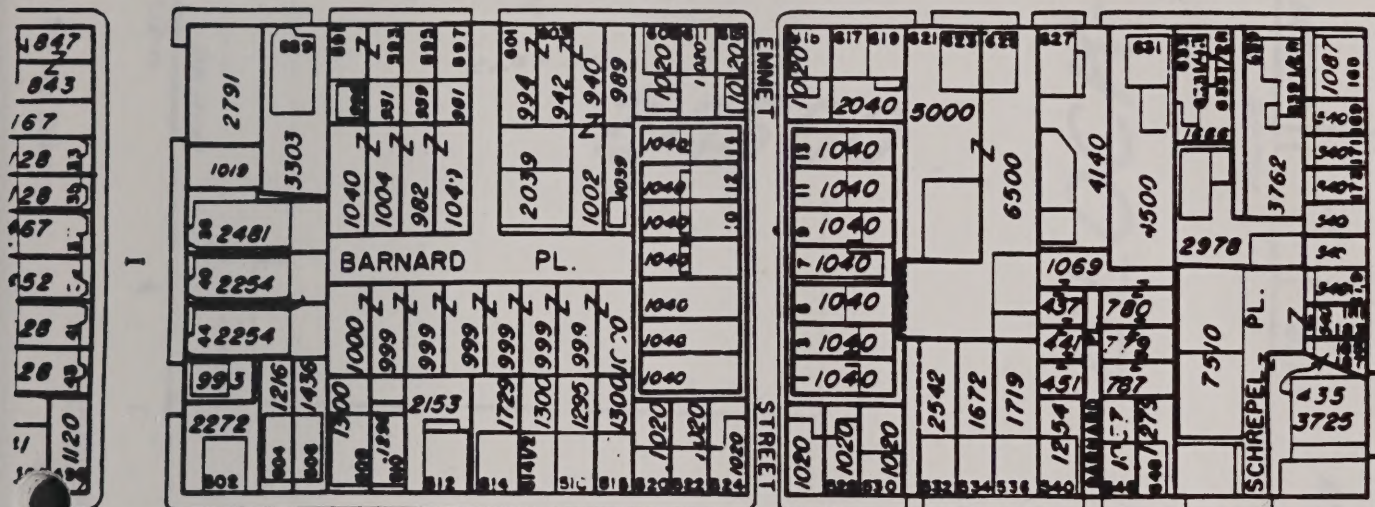
  
Executive Secretary of the  
Real Property Board

2437

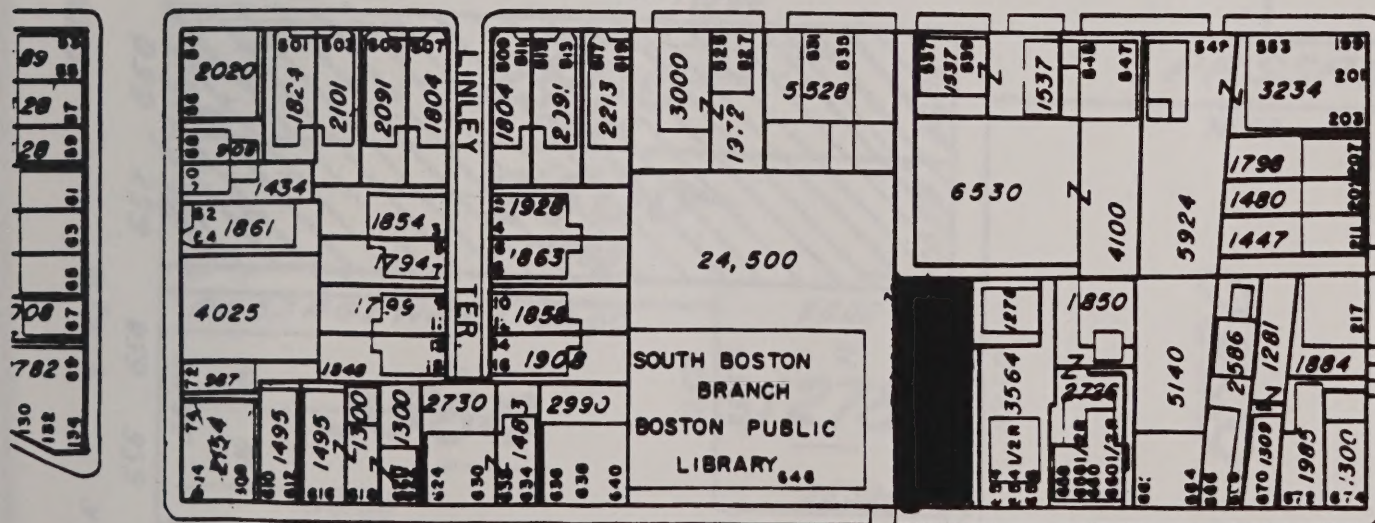




STREET



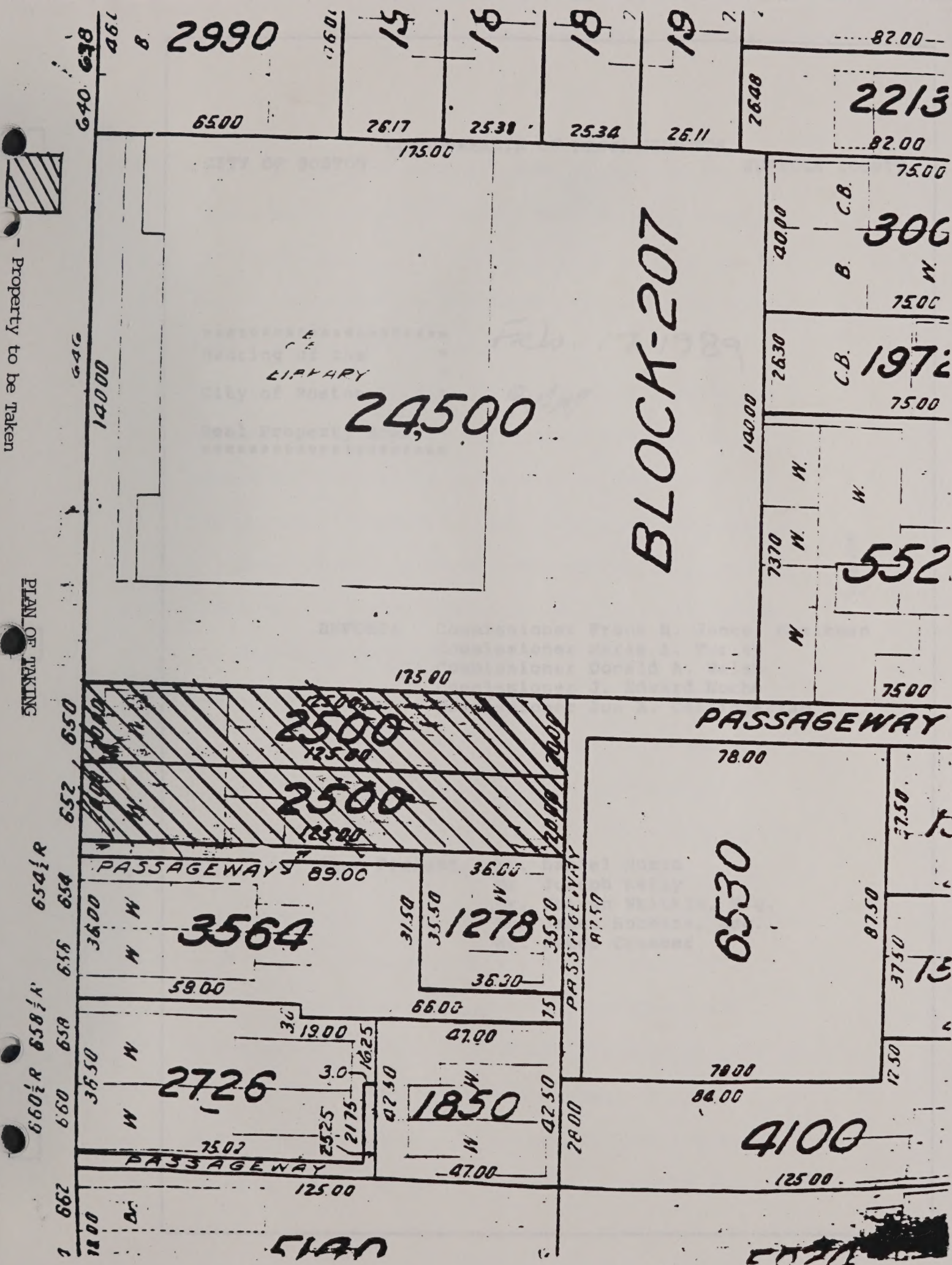
**STREET**



## BROADWAY









CITY OF BOSTON

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK COUNTY

\*\*\*\*\*  
Hearing of the \*  
City of Boston \*  
Real Property Board \*  
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*Feb. 17, 1989*

*9:AM*

BEFORE: Commissioner Frank N. Jones, Chairman  
Commissioner Marie A. Turley  
Commissioner Donald A. Walsh  
Commissioner J. Edward Roche  
Commissioner Jon A. Chilingirian

Also Present: Mr. Daniel Nuzzo  
Mr. Joseph Kelly  
Mr. Steven Whitkin, Esq.  
Mr. James Robbins, Esq.  
Mr. James Creamer



1                   MR. NUZZO: Good morning, ladies and  
2 gentlemen. On behalf of the Real Property Board,  
3 let me welcome you to Boston City Hall. My name is  
4 Daniel Nuzzo and I'm the Executive Secretary of the  
5 Real Property Board.

6                   I'm here this morning to assist you  
7 in giving testimony at this public hearing, in  
8 providing information you may need, and answering  
9 any questions that you might have which are outside  
10 the scope of this hearing. Please direct any of  
11 these type of questions to me so that I may provide  
12 the answer to you this morning or shortly  
13 thereafter.

14                  Just to be certain that everyone is  
15 in the proper location, let me reiterate that you  
16 are in Boston City Hall, Room 811, the official City  
17 Hall Public Hearing Room. Today a Public Hearing  
18 will shortly be convened by the Real Property Board.

19                  Prior to the start of the public  
20 meeting, let me discuss briefly some procedural  
21 matters. First, the purpose and the only purpose of  
22 this public hearing is to afford you, the public, an  
23 opportunity to make comments and to give testimony  
24 in favor of or in opposition to the Board's plan of



1 taking, as presented here for the purpose of  
2 creating an off street parking lot on East Broadway  
3 in South Boston.

4 Please be assured that the Real  
5 Property Board will not take in any votes or render  
6 any decisions this morning. Your testimony will be  
7 considered by the Real Property Board in order to  
8 make an informed decision regarding the property and  
9 the proposed plan of taking. This action will occur  
10 at the next scheduled board meeting which will be in  
11 this room on Friday morning, March 10, 1989, at 9  
12 a.m. Therefore, your comments are valuable and  
13 every word will be duly recorded by a stenographer  
14 for the official record.

15 So that everyone who wishes to be  
16 heard can be, I'm asking that you limit your  
17 comments for or against the proposed plan of taking  
18 to three minutes. As you entered the room, you were  
19 asked to sign in, and also to indicate whether you  
20 wish to give testimony. This is important because  
21 our stenographer will be using this sheet to ensure  
22 that your name and address or organization are  
23 correctly placed next to your testimony in the  
24 record. The chairman will use this sheet to call on



1 those who wish to speak. So be sure that you have  
2 signed in if you wish to speak.

3 When you speak, please come forward  
4 to this table, state your name, address or  
5 organization, and more importantly, whether you are  
6 speaking in favor or against the proposed plan of  
7 taking. Try to be brief and to the point and speak  
8 as loudly as possible.

9 After everyone who has indicated such  
10 has spoken, if time allows, the Chairman will open  
11 the floor to those who wish to make additional  
12 comments on the proposed plan of taking.

13 At this time, I would like to  
14 introduce the four members of the Real Property  
15 Board to whom you will be directing your comments.  
16 They are Dr. John Chilingirian, senior member of the  
17 Real Property Board, a board member of the Boston  
18 Children's Theatre and a member from the public  
19 appointed to the Board. Mr. Donald Walsh, a  
20 resident of Savin Hill in Dorchester, who is a  
21 member of the Dorchester Bay Economical Development  
22 Corporation and a second public member of the Board.  
23 Mr. Walsh is also a member of the Columbia Savin  
24 Hill Civic Association. And finally, Attorney Frank



1 N. Jones, Chairman of the Real Property Board,  
2 Commisioner of the Real Property Department, who  
3 will chair this morning's public meeting.  
4 Commissioner Jones is a resident of Jamaica Plain.  
5 I will at this time ask Chairman Jones to officially  
6 open the public hearing.

7 MR. JONES: Thank you, Mr. Nuzzo.  
8 Good morning, ladies and gentlemen. The meeting of  
9 the Real Property Board is now in session. As Mr.  
10 Nuzzo, the Executive Secretary, mentioned, our  
11 purpose here this morning is to hear from you, from  
12 the community. There are no votes to be taken, but  
13 we want to assure you that we do have the  
14 stenographer, and every comment that you make and  
15 the views that you share with us this morning will  
16 be taken into consideration as we deliberate on this  
17 matter. And if I mispronounce your name, please  
18 forgive me and just correct me, as it were. Mr.  
19 Walter F. Gropp?

20 MR. GROPP: Gropp

21 MR. JONES: Gropp. Would you come  
22 forward, please, and present your testimony.

23 MR. GROPP: My name is Walter F.  
24 Gropp. I work at the Italian American Restaurant in



1 South Boston. That's 531 East 3rd Street. I'm for  
2 the plan, but I'm kind of leery on the opening up of  
3 that back road that's going to come right down  
4 through my parking lot. There's an incline there,  
5 and I'm afraid that between the drainage and the  
6 cars coming down there, they would speed up a little  
7 bit and have some problems with my people in the  
8 parking lot and coming on up the main drag there.  
9 Opening up that back road, I'm afraid that people  
10 are going to take it as a shortcut and come down  
11 from Broadway through there and use a little bit of  
12 speed. And I'm afraid we're going to have a problem  
13 in that area.

14 As far as the parking lot goes,  
15 that's - we need parking up on that street. There's  
16 no doubt about it. And that's my biggest concern as  
17 of right now.

18 MR. JONES: So your concern, you're  
19 for the parking lot but you're also concerned about  
20 enforcement of the traffic.

21 MR. GROPP: Definitely.

22 MR. JONES: From the way in which the  
23 traffic gets to the lot.

24 MR. GROPP: Yeah, exactly.



1 MR. JONES: And the safety and  
2 security issues related to the traffic.

3 MR. GROPP: Definitely.

4 MR. JONES: Do you have any  
5 suggestions as to what this department or  
6 Transportation might do to relieve your concern?

7 MR. GROPP: Well, have you looked at  
8 the library, the parking up there?

9 MR. JONES: Yes, yes.

10 MR. GROPP: That wall there?

11 MR. JONES: Yes.

12 MR. GROPP: And take a little piece  
13 of land that what is there, 'cause everybody there  
14 will work with anybody, 'cause we need parking  
15 there. It's just that there's a lot of people  
16 involved, and we'd like to make sure that everybody  
17 gets a little bit of what they want done, whether  
18 it's fences or protection for them.

19 MR. JONES: Thank you. Any  
20 questions? Any further questions? Thank you very  
21 much, Mr. Wornock. Mr. John Wornock?

22 MR. WORNOCK: Yes, sir. Good  
23 morning, gentlemen. My name is John Wornock. I'm a  
24 direct abutter to the property in question. I live



1 at 654 rear East Broadway. I'm for the parking lot  
2 because we definitely need it. The only thing I  
3 would request is, would you be willing to put up a  
4 fence or some form of privacy for me because my  
5 property is directly abutting this property that  
6 you're thinking of taking. And literally, I'd have  
7 automobiles coming right through my living room.  
8 And that would be the only thing I'd request, that a  
9 little privacy, a fence, a wall or whatever, and I'd  
10 have no objections to this at all.

11 MR. JONES: Thank you very much.

12 MR. CHILINGERIAN: May I ask a  
13 question? What height and type of a wall are you  
14 talking about?

15 MR. WORNOCK: Well, where I couldn't  
16 see the automobiles, six feet, ten feet.

17 MR. CHILINGERIAN: Six to ten feet.

18 MR. WORNOCK: Yeah, preferably ten  
19 feet, you know, where I couldn't see them coming in  
20 all day long and stuff like that. That's all, you  
21 know. That's all I would request.

22 MR. WALSH: Joe, could you take the  
23 existing wall and move it over?

24 MR. KELLY: That was going to be part



1 of our original --

2 MR. WALSH: It's a nice wall.

3 MR. KELLY: -- concept of design,  
4 yeah. That's premature yet.

5 MR. JONES: Any further comment, Mr.  
6 Wornock?

7 MR. WORNOCK: Pardon?

8 MR. JONES: Any further comment?

9 MR. WORNOCK: No, that's all. I'm  
10 all for it 'cause it's definitely needed. I have an  
11 automobile and my boys have got an automobile. We  
12 park out on Broadway and it's - it's horrendous.  
13 It's double parking constantly, you know, and like I  
14 say, my only objection is a little privacy where I  
15 wouldn't see them coming right by my door every two  
16 minutes, that's all.

17 MR. WALSH: Do you see the lot being  
18 used for residential parking as well as commuter  
19 parking?

20 MR. WORNOCK: Yes. That would be  
21 nice because then we'd be able to park there, as  
22 people who live right next to it. Is that what  
23 you're referring to?

24 MR. WALSH: Yes.



1 MR. WORNOCK: Yeah. Oh, yeah, I  
2 would like something like that. Sure, I would have  
3 no objections to that at all.

4 MR. JONES: Thank you very much.

5 MR. WORNOCK: You're welcome.

6 MR. JONES: I appreciate your  
7 testimony. Mr. Alan Petreau?

8 MR. PETRIE: Petrie.

9 MR. JONES: Petrie, I'm sorry.

10 MR. PETRIE: My name is Alan Petrie.  
11 I live at 545 East 3rd Street. I'm also a direct  
12 abutter. And also on there, I have another piece of  
13 property there which I have since talked with Mr.  
14 Kelly that they're going to also maybe see, come  
15 out, look, and maybe in addition to what you've  
16 already taken, maybe talk with me and we're going to  
17 discuss maybe taking a small piece of my property.

18 I had wanted to hang onto that for a  
19 couple of reasons. It's good, I have fruit trees in  
20 back there, apples, peaches and pear trees and  
21 stuff, so that I have a little bit of the country as  
22 well as the city out there. Also, it gives me some  
23 privacy for my own children when they were growing  
24 up, but also my grandchildren now, and I hope to be



1     able to build there some day. But I will consider  
2     selling a small portion of it to the City if - if it  
3     meets, you know, and it doesn't take too much.

4                 My only objection, like Walter's, was  
5     the fact that maybe if you opened up the passageway  
6     which is about ten feet wide which comes down from  
7     Broadway to 3rd Street, invariably, even though you  
8     might not think people would use it, but like any  
9     type of a shortcut, if people know it's there,  
10    there' going to go racing through there. Also  
11    you're concerned with kids, juveniles, using it for  
12    a race track and then speeding off if the police or  
13    something should come, that someone maybe down in  
14    the parking lot could get hurt or something. And,  
15    you know, that way it would be a liability on  
16    everyone.

17                But I have no objection. I think  
18    anyone that knows the situation there knows that you  
19    need additional parking. I mean, anyone that would  
20    argue against that just doesn't know the real  
21    situation up there on Broadway. So, I have no  
22    objections to it, as long as it's done right, and  
23    like you say, just like Mr. Wornock says, we've  
24    always enjoyed our privacy, we've been neighbors for



1 years. We appreciate that privacy and would like to  
2 maintain that.

3 You made a point about maybe moving  
4 that wall. The wall looks good and everything, but  
5 the biggest problem we've had with the wall over the  
6 years is kids climbing on the top of it. So, I  
7 would much rather see some type of a higher fence up  
8 there, even maybe with barbed wire, because kids are  
9 going to be kids. My own grandchildren try to climb  
10 it, so I have to keep after them. So I don't want  
11 to have to have the problem of chasing neighborhood  
12 kids all the time, climbing walls on that. Plus,  
13 that would be an added thing, like if someone fell  
14 off the wall then you've got a liability problem  
15 there.

16 So, like I say, I have no objections  
17 to it, and I'm very open minded to it. And if it  
18 goes through, hopefully it will work out for  
19 everybody concerned.

20 MR. JONES: Thank you very much Mr.  
21 Petrie. Any questions? Is there anyone else who  
22 would like to speak to the issue of the parking?  
23 Mr. Executive Director, do we have anything further  
24 on this?



1 MR. NUZZO: Mr. Chairman, there's  
2 been some concern about the rear entry to this lot,  
3 and I think Joe Kelly, the engineer, can explain the  
4 intentions in regard to that passageway.

5 MR. JONES: Mr. Kelly?

6 MR. KELLY: I think what's happened  
7 is, as they've viewed the plan, the passageway is  
8 noted on the plan because there are rights within  
9 the deeds of the two properties that we intend to  
10 take. The plan or the design scheme at present does  
11 not intend, we do not intend to open that passageway  
12 and go out to East 3rd Street. We intend to try to  
13 keep all of the traffic on Broadway. Enter from  
14 Broadway, exit to the Broadway. So we're not  
15 pushing any type of commercial parkers in through  
16 the residential districts onto 3rd Street.

17 So, to address your concern, we're  
18 not coming out onto 3rd Street with the parking lot.  
19 We are going to construct it only as far back as we  
20 can, with the negotiations that we have going.

21 MR. JONES: Anything further?

22 MR. NUZZO: Mr. Chairman, at this  
23 point, if no one else wishes to speak or add any  
24 additional comments, I think we've heard all the



1 testimony.

2 MR. JONES: Mr. Chilingarian.

3 MR. CHILINGERIAN: I guess the  
4 McFadden issue should be - I guess I have some  
5 questions about it, because I notice there some  
6 people from the Rent Equity Board here, is that  
7 right? I don't know what that situation is.

8 MR. JONES: The gentleman who's here.

9 MR. NUZZO: Is someone here from Rent  
10 Equity that can address those questions?

11 MR. CREAMER: I'm not here to testify  
12 or anything, sir, but I have talked to Mr. McFadden  
13 in the past, and Marie Rego here has talked to him.  
14 I guess he's an elderly gentleman who lives in the  
15 building and several times in the past few years has  
16 come to us with some various problems. He's a rent  
17 control tenant and I guess he's the only one living  
18 in the building right now. There are four  
19 residential units. Beyond that, I don't know much  
20 more specifically about that situation.

21 MR. WALSH: It appears that there's  
22 support for the taking of the property. Is there  
23 any opposition that couldn't make it today, that  
24 couldn't come to the meeting?



1                   MR. NUZZO: We don't know of any  
2 opposition, but I would like to state for the record  
3 that we had been informed that the representative  
4 from the Board of Trade in the Business District  
5 would be here to strongly support the project. But  
6 those are the only people who are not present who  
7 expressed an interest in coming, and they are in  
8 support of the project.

9                   MR. JONES: And I would just add that  
10 two weeks ago, I don't have the exact date, we did  
11 have a neighborhood meeting at which the Chairman of  
12 the Board of Trade was present, and he did strongly  
13 support it, as well as other organizations in South  
14 Boston.

15                   MR. CHILINGERIAN: If there are no  
16 further comments, observations or questions --

17                   MR. GROPP: Sir, could I ask one  
18 question? As a matter of time, if this thing is  
19 passed, would you give us an idea or an estimate of  
20 when this will be done or started?

21                   MR. JONES: Mr. Kelly, could you  
22 speak to that?

23                   MR. KELLY: If all of the legal  
24 formalities go according to the time scheduled, we



figure we would be starting construction some time  
around the middle of June.

MR. GROPP: Of this year?

MR. KELLY: Of this year.

MR. JONES: Does that respond to your  
question?

MR. GROPP: Yeah.

MR. JONES: Having heard all the  
testimony, this public hearing is closed and  
adjourned.

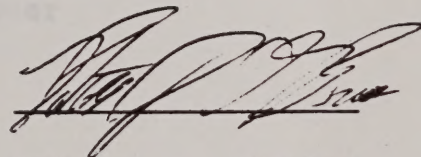
(Whereupon, the Proceedings  
were adjourned)



CERTIFICATE  
UNITED STATES OF AMERICA  
COMMONWEALTH OF MASSACHUSETTS

I, Patrick J. O'Brien, do hereby  
certify that the preceding is a true and accurate  
transcription of the above-captioned Proceedings,  
to the best of my professional skill and ability.

I further certify that I am not  
related by blood or marriage to any party in this  
matter.



Patrick J. O'Brien

# Boston

Raymond L. Flynn, Mayor

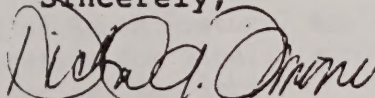
February 2, 1989

Frank N. Jones  
Chairman  
Real Property Board  
One City Hall Square  
Boston, MA 02201

Dear Chairman:

In accordance with Chapter 474 of the Acts of 1946, Section 1 as amended, this letter confirms my determination that the property located at 650-652 East Broadway in South Boston is needed for public off-street parking purposes in order to insure the public's interest in adequate off-street parking and the free circulation of traffic in and through the City.

Sincerely,



Richard A. Dimino  
Commissioner



Richard A. Dimino, Commissioner, Transportation Department  
City of Boston/City Hall Square/Boston, MA 02201



# **SOUTH BOSTON BOARD OF TRADE**

460 BROADWAY

SOUTH BOSTON, MASS. 02127

617-268-2500

3.

Mr. Frank Jones  
Commissioner Real Properties  
Room 811  
Boston City Hall  
Boston MA.02201

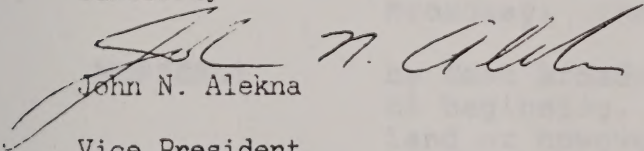
Dear Commissioner Jones

It is with great pleasure that I write to you on behalf of the South Boston Board of Trade in support of the proposed East Broadway parking area.

My hardware store has been operated by my family in this same location for over 65 years. I have heard my grandfather talk about our parking problems. I have heard my father talk about our parking problems, and now I talk about our parking problems.

As both a resident and merchant of South Boston I applaud both yourself and this administration for finally addressing a need that has been neglected for far too long.

Sincerely

  
John N. Alekna

Vice President  
South Boston Board of Trade

*United in Community Service*

Special Order Application No.  
Real Property Department  
South Boston: East Broadway  
Municipal Parking Lot

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Real Property Department of the City of Boston, in accordance with Section 2 of Chapter 665 of the Acts of 1956 as amended, hereby petitions to be allowed, by Special Order of the Zoning Commission, to use land described below for a municipal parking lot in B-1 (retail, business and office) and H-1-50 (apartments) districts:

A certain parcel of land with the buildings thereon, situated in South Boston, Suffolk County, Massachusetts, numbered 650 and 652 East Broadway, and bounded and described as follows:

Beginning at a point on the Northerly side of East Broadway, at the Southwesterly corner of the granted premises, thence running

- |           |                                                                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NORTHERLY | bounded by land of the City of Boston, one hundred twenty-five (125) feet to the center of a twelve foot passageway which lies parallel to said Broadway; thence turning and running |
| EASTERLY  | by the center of said passageway and by the Southerly end of a passageway which leads northerly to East Third Street forty (40) feet; thence turning and running                     |
| SOUTHERLY | by land now or formerly of Whittaker, one hundred twenty-five (125) feet to East Broadway; thence turning and running                                                                |
| WESTERLY  | by East Broadway, forty (40) feet to the point of beginning. Containing 5,000 square feet of land or however otherwise bounded and described.                                        |

The property taken is subject to and with the benefit of rights in said twelve foot passageway in common with others entitled thereto.



Page Two  
Special Order Application  
South Boston: East Broadway  
Municipal Parking Lot

Petitioner:

Real Property

*Frank N. Jones*

By:

Frank N. Jones, Commissioner

Commissioner

Address:

Real Property Department

City Hall, Room 811

Boston, Massachusetts 02201

Tel. No.:

725-4105

Date:

March 15, 1989

2269/2







